

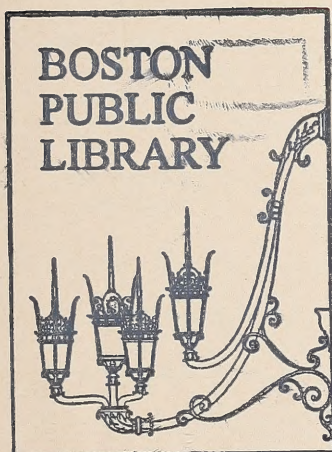
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# SOUTH END URBAN RENEWAL



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*The Sixteen Neighborhoods  
Plan for a Better Community*



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The South End is one of the most vital communities in the City of Boston. It embraces sixteen distinct neighborhoods, with a population of over 30,000 people and includes many different ethnic groups. Within this 616-acre area are many pleasant residential streets and quiet, tree-shaded squares. The handsome brick row housing is 50% owner-occupied and this percentage is increasing steadily as more people discover the many advantages of the South End as a residential neighborhood convenient to downtown Boston.

Among other strengths of this community are its churches, its strong community organizations, its teaching, medical and research institutions, and its industries which employ some 17,000 people whose salaries and wages form the major source of income for an estimated additional 50,000 people.

Among the residents of the South End are many elderly people living on social security and small pensions. There are also many single householders living in rooming houses which are in general well maintained and which account for roughly one out of every four residential buildings in this community. The low rentals available in the South End and the proximity to Downtown and nearby medical facilities are major attractions for these low-income senior citizens.

While the South End has many well-recognized community strengths it also has its share of problems which affect the future of this area and the well-being of all of the people who live here.

One of the major problems in the South End is the presence of 116 liquor licenses. The concentration of licenses has created problems for the entire community. While the presence of a license itself is not necessarily harmful, the concentration has helped to foster skid-row and a variety of undesirable activities which have not done the community any good.

The mixture of industry and housing in some parts of the South End -- particularly in the center of the area and down toward Lower Roxbury -- has also been a cause of local deterioration. One of the major benefits which the proposed plan will bring to the South End is a more clear-cut separation between industrial uses and housing, with new industrial and related development generally restricted to the area near the South-east Expressway and Albany Street.

In addition, proposed legislation would make it possible for the City of Boston through the urban renewal process to retire



excess liquor licenses by providing fair compensation to the holders of such licenses thus eliminating hardship to the owners.

New housing, new schools and playgrounds, a new community center, a new library, and new facilities for the elderly, are among other benefits of this program which is itself the result of cooperative effort by residents of sixteen neighborhoods planning for a better South End community.

#### Plan is result of "planning with people" process

The proposed plan has been "walked through" each neighborhood in the South End in order to determine what residents saw as local strengths and problems. At more than 350 separate meetings with neighborhood associations, church groups, and other community organizations, ideas were exchanged and a consensus was obtained on the development of planning for each neighborhood. At each step of the way, modifications of the plan have been made to insure that it reflects the consensus of the concerned residents of the community.

#### Plan proposes 75% conservation and upgrading of existing structures

The plan proposes that 75% of existing structures be saved and rehabilitated where needed. Free technical and financing advice will be provided by BRA staff experienced in home improvement techniques. Once the South End has been officially certified as an urban renewal area, FHA-insured home improvement loans will be available to homeowners seeking to upgrade and improve their property.

#### Private moderate-income housing

The South End is fortunate in having available vacant land for the construction of new housing before any major relocation takes place. Under the plan, a total of 2,550 new apartments for moderate-income families would be constructed. Rentals in most of these apartments will start at \$85 for a two-bedroom flat with heat and hot water. Approximately 500 rental units in rehabilitated housing will also provide housing for rents ranging upwards from \$60 a month for a one-bedroom flat with heat, hot water, and all utilities. This is exclusive of existing rental units.







### Public housing

Including the units of public housing for the elderly now under construction in Castle Square, 500 units of this type of housing would be built under the proposed plan.

An additional 300 units of low-cost public housing for eligible families and single householders would be provided on scattered sites. Through the rent supplementation program recently enacted by Congress, additional units of low-income housing will be available in private developments.

### New schools, playgrounds, and recreational facilities

The plan provides for the demolition of five old schools, Everett (1860), Hyde (1884), Bates (1884), Williams (1913), and Bancroft (1870), and for the construction of four new elementary schools and one new junior high school.

To provide adequate off-street play space for the South End's 7,500 children, five new playgrounds would also be built. Permanent indoor recreational facilities would also be constructed to serve the recreational needs of this community.

### New plazas, parks and open space

Union Park, Chester Park, Worcester Square, Braddock Park, Rutland Square, Franklin and Blackstone Squares, and Columbus Square would be maintained and improved under the proposed plan. Columbus Square would be enlarged. Within the project area, Columbus Avenue and Tremont Street would be landscaped for their entire length, and many other streets would also be landscaped. When the MBTA removes the elevated structure on Washington Street during the project execution, Washington Street will also be landscaped and improved.

In addition to several small parks, a public plaza is proposed opposite the Cathedral of the Holy Cross as part of the new community center.

### A new community center, library and cultural arts center

A new community center in the heart of the South End near the Holy Cross Cathedral would serve as a new focus for community life and would include, besides the Cathedral and other existing churches, new moderate-income housing and housing for the elderly, rehabilitated housing, new commercial space, a



new community school, and a community center building with a swimming pool grouped around or near a new plaza.

A new library would be built on Tremont Street near Rutland Square and a cultural arts center which would be a unique institution of its kind to serve the entire Inner City, is proposed for the site of the present flower market.

#### Street and traffic improvements

The plan proposes street improvements including new lighting and paving, and sewer and storm drainage system improvements. To provide for better traffic circulation within the South End, Dover Street would be widened to siphon traffic from residential streets and to serve as a major east-west traffic route. A South End traffic bypass would also be created in order to eliminate through traffic in the residential community.

#### New commercial and industrial expansion

The plan proposes that an attempt be made whenever possible to relocate industries from the heart of the South End to the area adjacent to the Southwest Expressway and Albany Street. The filling of the Roxbury Canal now underway will enable the City to provide new acreage for industrial-commercial development and will allow for expansion of the City Hospital and B.U. Medical Center complexes, and for the construction of a modern wholesale flower market. Additional sites for new manufacturing and commercial sites are proposed.

#### Relocation will take place over a seven-year period

As worked out with the community, relocation will be phased over a seven-year period and will be the responsibility of the Authority. As with the Castle Square relocation, it may be contracted to a responsible and experienced community organization. Over this seven-year period, 1,820 single individuals and 1,730 families of two or more persons will be helped to find new housing within their means and in the area of their choice. Moving expenses up to a maximum of \$200 will be paid, and other social services will be available as needed. All relocation will take place into rehabilitated, new, or existing standard housing depending on availability and preference. Housing of these types will be available in each phase of relocation, beginning with the first phase, for single individuals and families of two or more persons.





Castle Square construction has already begun

Castle Square, a 28-acre segment of the South End, will have 102 apartments of public housing for the elderly and 500 apartments for moderate-income families, as well as a small shopping plaza, a parking garage, and some commercial and light industrial space. Features of the residential development now under construction include landscaped interior courts, large play and sitting areas, off-street parking for tenants, a shopping arcade off Tremont Street, and a small public park. Initial occupancy is scheduled for early summer of 1966.

\$172 million South End investment is seen

A total public and private investment in the South End of approximately \$172 million is expected to follow approval of the proposed renewal plan. Of this total, a \$35 million grant will represent the Federal share, while the City of Boston and Commonwealth of Massachusetts will share the \$17 million local contribution to the project. New hospital and industrial development, and private rehabilitation and new housing construction, will each contribute in the additional investment. The total tax return is expected to increase over 50% from the existing total.

